

# SDH

## STANDARDS

### **FULL ACCESS**

- Clearance of 30" x 48" in front of and adjacent to any fixtures or workspaces.
- Height of any fixture/control is not to exceed 48" above the floor.

### **ACCESS**

- Clearance of 30" x 48" in front of any fixtures, workspaces and appliances.
- Height of any fixture/control is not to exceed 48" above the floor.

### **FEEDBACK**

- Those with vision or hearing impairments use clicks, beeps, and lights to verify a switch is activated.

### **COMFORT ZONE**

- The reach zone in which a person can comfortably perform a task. The standard reach zone for a standing adult is from 28" to 75". The standard reach zone for a seated adult is from 20" to 44".

### **NEUTRAL HANDEDNESS**

- Placement of fixtures, workspaces and appliances so they can be approached from the left and right hand sides.

### **SITE/FOUNDATION**

- Contours of the site allow all entrances to be at the same level as the driveway, for no-step entrances.

### **WALKWAYS**

- 5' wide, flat smooth and firm.
- All approaches from the street to span from the curb to the entrance.
- Mail boxes to be located beside walkways and within comfort zone.

### **GARRAGE**

- There should be an electric door with 9' height clearance to accommodate van.
- Interior measurements account for 5' clearance on each side of vehicles for chair lifts.

### **ENTRYWAYS**

- Walkways to extend a minimum of 25" beyond latch side of door.
- Thresholds are to be flush and a minimum of 3' wide.

- Guest entrances are to have doorbell installed 36" from the ground, and have two peepholes (one at 40" one at 60").
- Gated entries need 36" thresholds and easy open latches.

### **DOORS/HARDWARE**

- All doors to have flush thresholds and must be 36" wide with an 18" clearance on the latch side.
- Doorknobs to be lever handle type.
- Locks must be easily operated with one hand.
- Knobs and locks installed below 36" and to be of the immediate feedback style if required.

### **WINDOWS/HARDWARE**

- Casement and Vertical sliding sash windows are the preferred styles.
- Lock hardware should have large levers and be easy to operate.
- Lifts, pulls, cranks and locks should be large and accessible.

### **FLOORS/CARPET**

- Smooth hard finishes (wood, linoleum) with matte surfaces are preferred.
- Carpet to be firm, 1/2" (or less) cut pile.
- Tile is to have non-slip surface.

### **ELECTRICAL**

- Service panels must be located in a prominent, fully accessible area.
- All controls to be rocker type with feedback.
- Thermostats, outlets and controls are to be accessible and between 18" to 48" off the floor.
- Extra outlets and controls placed in bedrooms if required by buyer.

### **GRABBARS**

- 1.25 to 1.5 inch in diameter with spacing of 1.5 inch between wall and bar.

### **GAS**

- Meters with earthquake shut-off valves or full access to meter for emergency shut off is a must.

### **TELEPHONE**

- Phone jacks are to be in all rooms.

### **SMOKE AND CARBON MONOXIDE DETECTORS**

- Smoke and carbon monoxide detectors are to be placed in kitchen and in hall outside sleeping areas.

## **BATHROOMS**

- Walls to be sheathed in ¾" plywood to allow grab bar installation anywhere.
- Door is to either open outward or be pocket type.
- Clear floor space around each fixture is required for full accessibility.
- Outlets to have ground-fault circuit interrupters.
- Sinks mounted to walls or sitting vanity styles should have insulation covers on pipes or plumbing shields (refer to diagram Sink with Guard).
- Bowls with a front depth of 3" and sloping back to 6" are recommended.
- Faucets with lever-handles are easiest to operate for both water and temperature control.
- Drain stops that are rubber plugs on a chain are preferred over plunger controls located behind the spout.
- Toilet is to have 18" seat height for ease in lateral transfer and be fully accessible.
- Toilet paper dispenser to be installed within buyer's comfort zone.
- Grab bars and handholds should be placed anywhere needed.
- Tubs to be a minimum of 30"x60"x18" deep.
- Roll in showers to be a minimum of 30"x60".
- Showers to be a minimum of 36"x36" and have built in seats.
- Cabinets should be accessible, frameless and have doors that easily open with one hand.
- Wet Rooms need to be tiled in slip-proof tile and be sloped for drainage.
- Heat lamps should be included.

## **KITCHENS**

- Counters and workspaces are to be offered at different heights (32"-34"-36") and various depths (16"-19"-24").
- Appliances should be fully accessible. Braille and large print dials should be offered.
- Cabinets should be accessible and frameless with "D" style pulls.
- Cook tops need smooth surfaces with staggered burners and controls that are easy to operate.
- Ovens that are built in with side hinges are the best design to use.
- Microwave ovens need to be mounted within comfort zone.
- Pullout shelves underneath ovens and cook tops add convenience.
- Sink to have a height between 32"-36" and depth between 8"-5" with drains and disposals in the rear. Plumbing shields installed in the knee recesses prevent burns.
- Faucets that control the temperature and flow of water and have retractable hose sprays should be used.
- Dishwasher to have push button controls and to be located within comfort zone.
- Outlets for small appliances are to be located within comfort zone.
- Controls for disposals/fans to be located within comfort zone.

## **LAUNDRY**

- Easy access to front-loading machines.
- Counters, polls and ironing areas to be accessible and within comfort zone

## **STAIRWAY**

- Should be at least 48" wide with handrails on both sides.
- The landings at both the top and bottom should be no smaller than 36"x36".
- Chair and seat lifts can traverse curves and corners; motors can be located in remote locations (closets) or at the top or bottom of stairs.
- Elevators need an area at least 4'6"sq. on each floor.

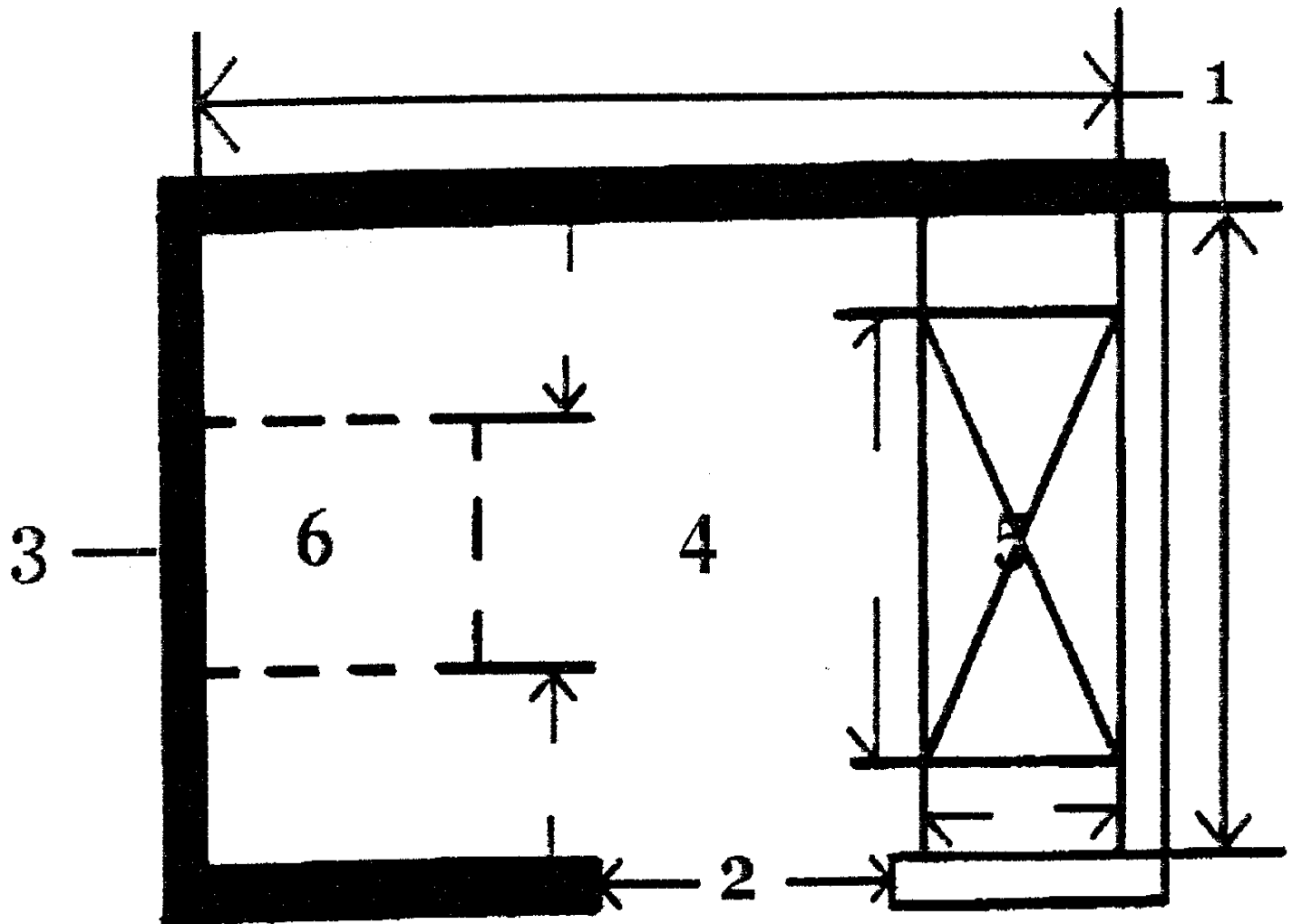
## **HALLWAYS**

- A width of 40" is required for easy movement through halls.

SDH

DESCRIPTIONS & DRAWINGS

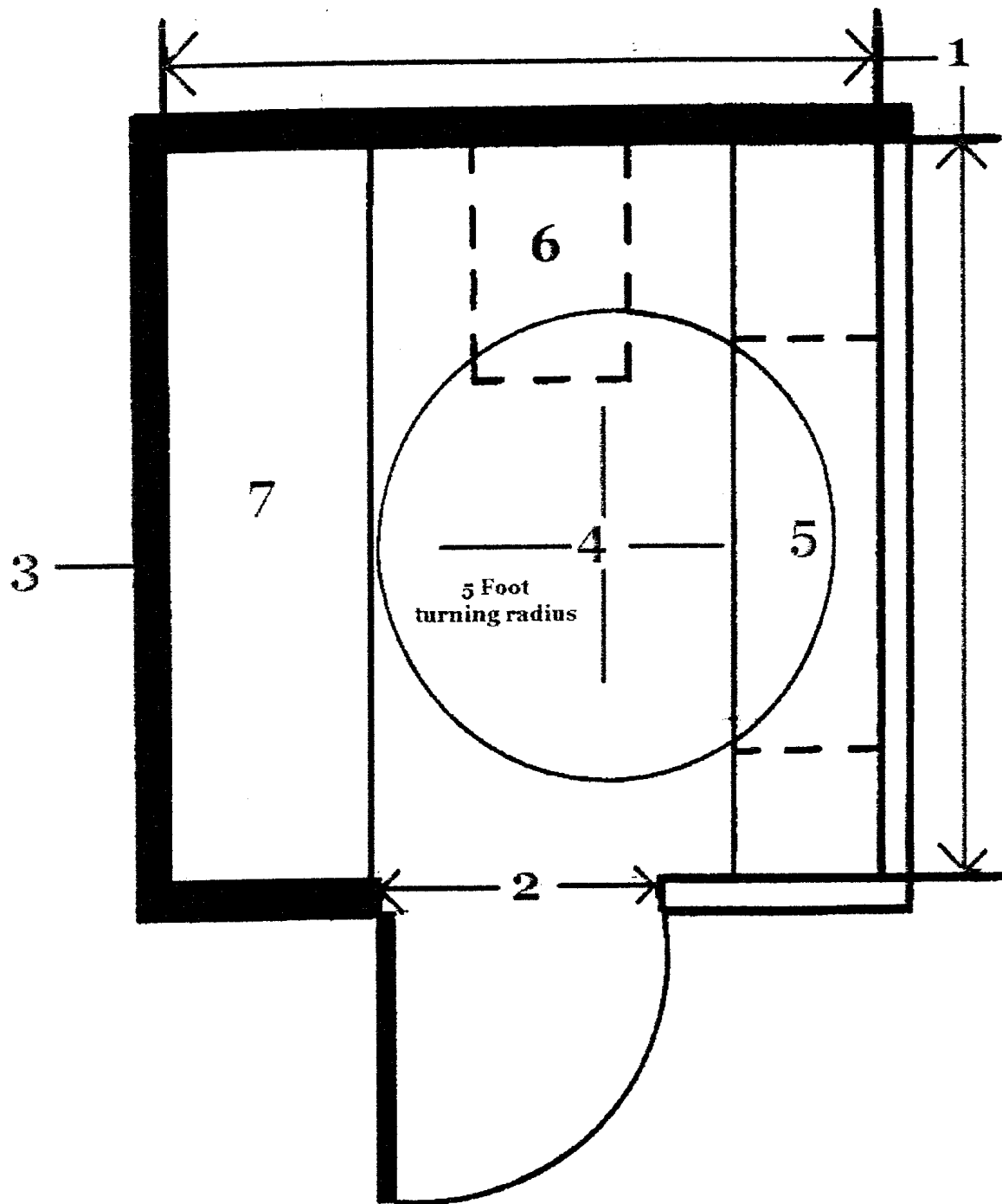
# Guest Bath



## **GUEST FRIENDLY BATHROOM**

1. Guest bathroom must be a minimum of 7'6"x5'6".
2. Door must be 36" wide and open outward. It is to have a lever style doorknob with an easy to operate locking system. Pocket doors must have a threshold clearance of 36", "D" handles and easy to use locks.
3. The three walls encircling toilet are to be sheathed in 3/4" plywood.
4. Flooring must be non-slip tile, linoleum or wood, with matte finishes. If carpeted the pile cannot exceed 1/2", it must be cut pile not looped and have a firm pad.
5. Sink is to be installed so the top is no higher than 32" from the floor.  
Pedestal sinks must fit within height requirements.  
Wall mounted and legged sinks must have all exposed plumbing wrapped or covered in insulation.  
Vanity sink counter top is to be 24" deep and cabinet must have a knee recess that is a minimum of 32" wide. A plumbing shield, to prevent burns, is to be mounted to the inside of the cabinet and extend 1/4" beyond the bottom of the pipes/drain. The shield can be made of vinyl covered plywood or matching cabinet wood. Retractable doors can be installed on cabinets. Drawers and cupboards are to be designed to open easily with one hand. "D" style pulls are to be used where needed.  
Faucets are to be lever handled.  
Drain plug is to be the large plunger type or the rubber stopper on chain type.
6. All toilets are to have an 18" seat height.  
Accessible toilets have 30"x48" clear space on one side and in front of toilet.  
Grab bars to be installed within individual buyers comfort zone  
The toilet paper dispenser is to be installed within individual buyers comfort zone.
7. Electrical outlets are all to have ground-fault circuit interrupters and be installed within the comfort zone of each buyer.  
Electrical controls are to be rocker style and be installed within the comfort zone of each buyer.

# Standard Bath

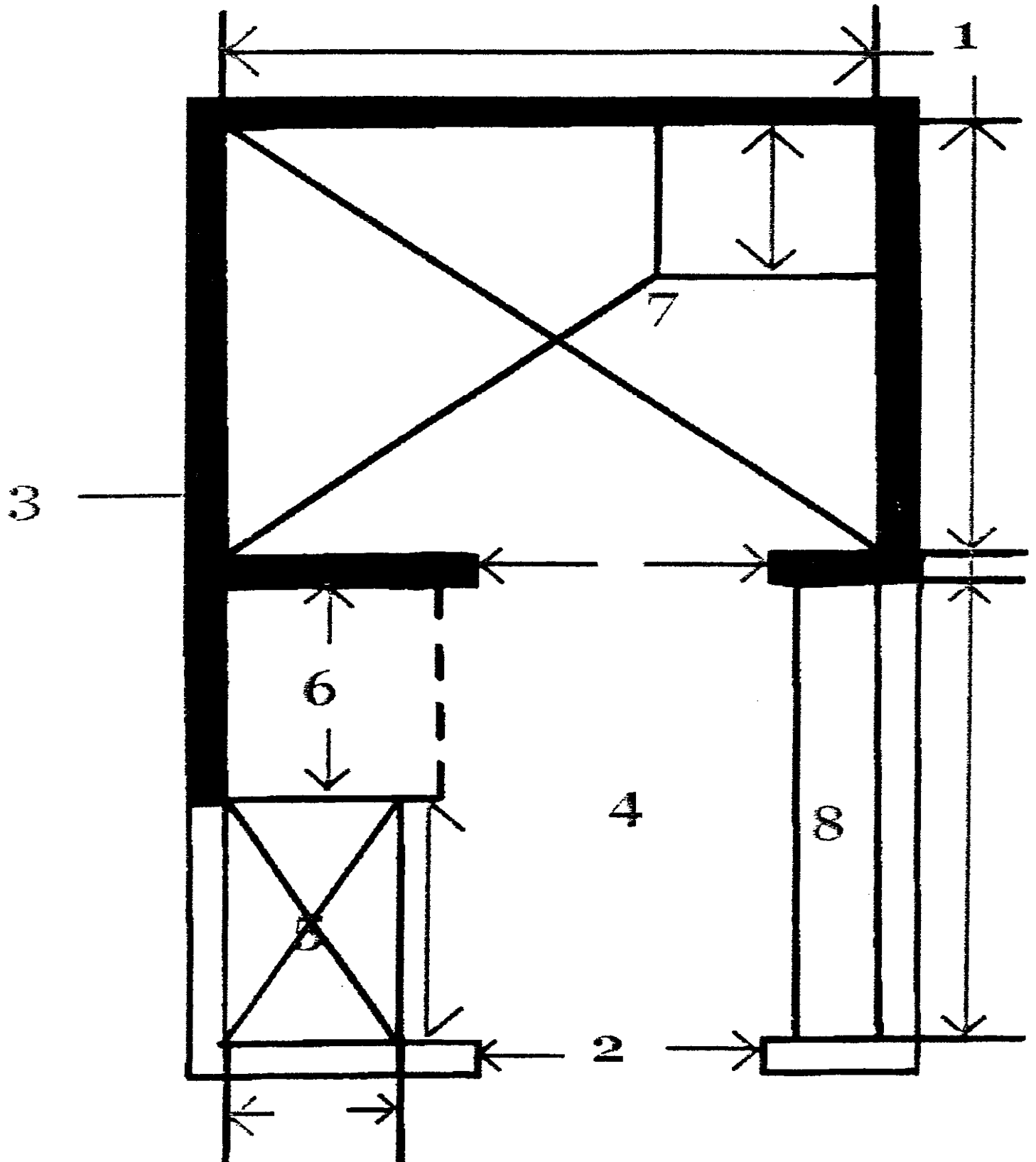




## STANDARD BATHROOM

1. Room must be a minimum of 8'8"x8'6". A 5' wheelchair turning radius is required for accessibility.
2. Door must be 36" wide and open outward. It is to have a lever style doorknob with an easy to operate locking system. Pocket doors must have a threshold clearance of 36", "D" style handles and easy to use locks.
3. All walls encircling tub and toilet to be sheathed in 3/4" plywood.
4. Flooring must be non-slip tile, linoleum or wood, with a matte finish
5. Sink is to be installed so the top is no higher than 32" from the floor.  
Pedestal sink must fit within height requirements.  
Wall mounted and legged sinks must have all exposed plumbing wrapped or covered in insulation.  
Vanity sink counter top to be 24" deep and cabinet must have a knee recess that is a minimum of 32" wide. A plumbing shield (to prevent burns) is to be mounted to the inside of the cabinet and extend 1/4" beyond the bottom of the pipes/drain. The shield can be vinyl covered plywood or made of material that matches the cabinet. Retractable doors can be installed. Cabinets are to be accessible with frameless shelves and have doors/drawers that can be easily opened with one hand. "D" style pulls are to be used where needed.  
Faucets are to be lever handled. Drain plug to be large plunger type or rubber stopper on chain type.
6. Toilet seat height (15" or 18") is to be determined by individual buyer.  
Toilet paper dispenser is to be installed within individual buyers comfort zone.  
Ample grab bars (buyer specifies amount needed) are to be installed within individual buyers comfort zone.
7. Bathing systems offered for the 30"x60" space.
  - a. Traditional fiberglass bathtub with a depth of 18".
  - b. Traditional bathtub with a depth of 18" and built in seat.
  - c. Shower installed flush with floor for roll in access. Shower to have seat/fixtures installed within buyers comfort zone.All bathing systems to have lever handle faucets with additional hand held sprayers.  
Ample grab bars (buyer specifies amount needed) are to be installed within individual buyers comfort zone.
8. Electrical controls are to be rocker style (immediate feedback style if requested) and be installed within individual buyers comfort zone.  
Electrical outlets are to have ground-fault circuit interrupters and be installed within individual buyers comfort zone.

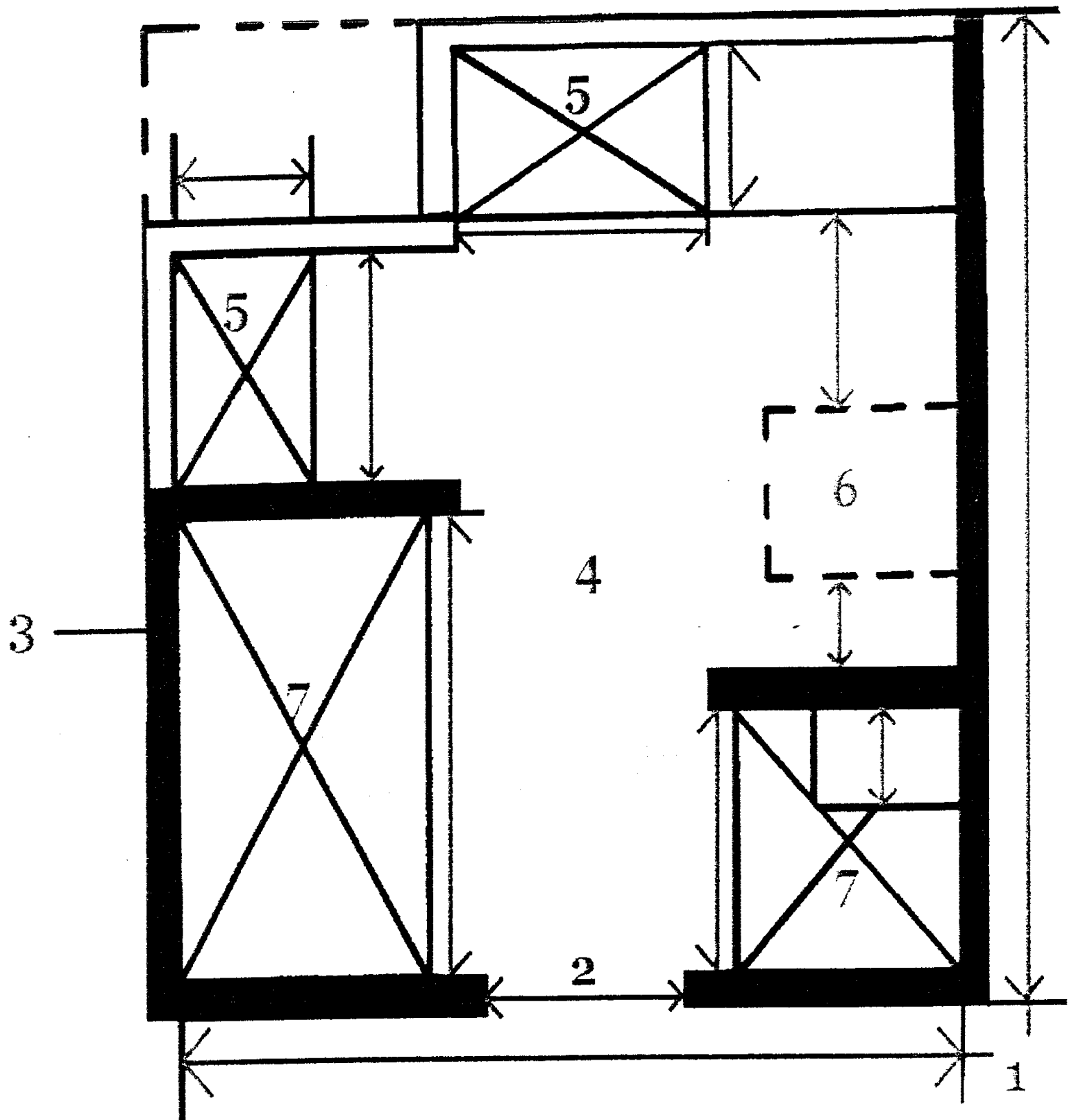
# Wet Room



## **WET ROOM**

1. Room must be at least 6'x15'4".
2. Door is to be 36" wide and open outward. It is to have a lever style doorknob with an easy to operate locking system. Pocket door must have a threshold clearance of 36", "D" style knobs and easy to use locks are required. Entryway to shower area is to be a minimum of 36" wide. Shower curtain to be hung in doorway.
3. Walls encircling toilet and wet room are all to be sheathed in ¾" plywood.
4. Both areas are to be tiled in non-slip tile. Wet room drain is to be located in the center of room with floor sloping at 1:5.
5. Sink is to be installed so the top height is 32" from the floor.  
Wall mounted and legged sinks must have all exposed plumbing wrapped or covered in insulation.  
Vanity sink counter top is to be 24" deep and cabinet must have a minimum 32" knee recess. A plumbing shield (to prevent burns) is to be mounted to the inside of the cabinet and extend ¼" beyond the bottom of the pipes/drain. The shield can be made of vinyl-covered plywood or material that matches cabinet. Retractable doors can be used on cabinet. Any drawers or cupboards are to be designed so that they can be easily opened with one hand. "D" style pulls are to be used where needed.  
Faucets are to be lever handled. Drain plug is to be large plunger type or rubber plug on a chain type.
6. Toilet seat height (15" or 18") is to be determined by individual buyer.  
Toilet to have 30"x48" clear space in front of and on the right or left side. Individual buyer will specify if right or left-hand access is preferred.  
Toilet paper dispensers are to be installed within individual buyers comfort zone.  
Ample grab bars (buyer determines) are to be installed within individual buyers comfort zone.
7. Shower faucet to be lever handle style.  
Room is to have two showerheads and two handheld hose sprayers.  
Built in seat to be no smaller than 20"x20"x18".  
Ample grab bars (buyer determines) are to be installed within individual buyers comfort zone.  
Heat lamps to be installed in wet room area.
8. Cabinets to be accessible with frameless shelves and be 16" deep. Doors must easily open one-handed and knobs to be "D" style.
9. Electric controls are to be rocker style (immediate feedback style when requested) and be installed within individual buyers comfort zone.  
Electric outlets all to have ground-fault circuit interrupters and be installed within buyers comfort zone.

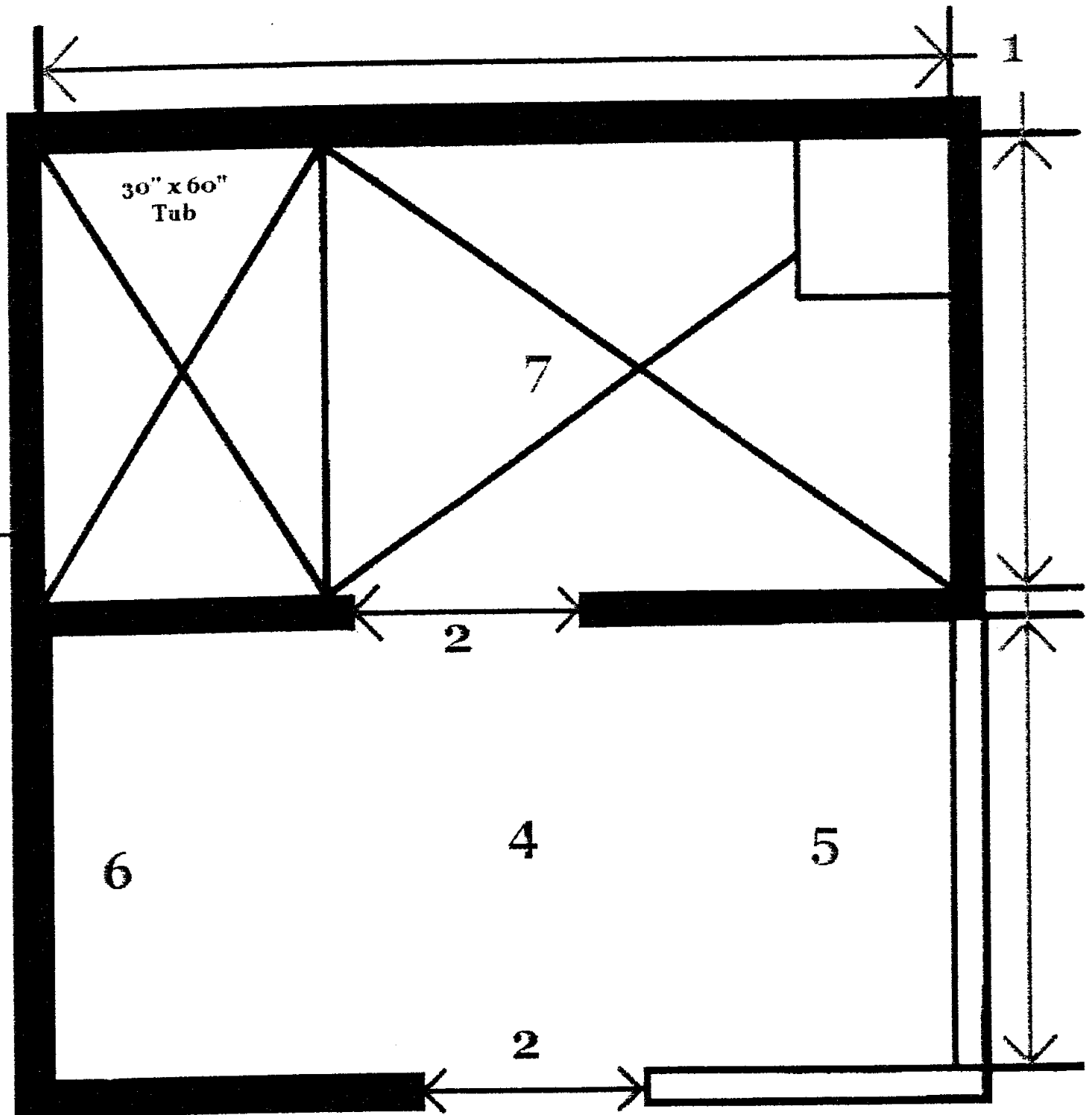
# Master Bath



## MASTER BATHROOM

1. Room must be a minimum of 9'6"x11'2".
2. Door is to be a minimum of 36" wide and open outward. It is to have a lever style doorknob with an easy to operate locking system. Pocket door must have a threshold clearance of 36", "D" style handles and easy to use locks.
3. Walls encircling toilet, shower and tub to be sheathed in ¾" plywood.
4. Flooring must be non-skid tile, linoleum or wood, with a matte finish.
5. One of the bathroom sinks must fall within these guidelines:
  - Installed so the top height is no taller than 32" from the floor.
  - Vanity sink counter top is to be 24" deep and cabinet must have a knee recess that is a minimum of 32" wide. A plumbing shield (to prevent burns) is to be mounted to the inside of cabinet and extend ¼" beyond the bottom of the pipe/drain. The shield can be made of vinyl covered plywood or matching cabinet wood. Retractable doors can be installed on cabinet. Wall mounted or legged sink must have all exposed plumbing wrapped or covered in insulation.
  - All drawers and cabinets are to be designed so that they can be easily opened with one hand. "D" style pulls are to be used where needed.
  - Faucets are to be lever handled. Drain plug is to be large plunger type or rubber stopper on chain.
6. Toilet seat height (15" or 18") is to be determined by individual buyer.  
Toilet is to have 30"x48" clear space on one side and in front. Individual buyer will specify if right or left-hand access to toilet is preferred.  
Toilet paper dispenser is to be installed within individual buyers comfort zone.  
Ample grab bars (buyer determines) are to be installed within individual buyers comfort zone.
7. Bathing systems offered for master bath:
  - Traditional style 30"x60" tub.
  - 30"x60" tub with 18" depth and built in seat.
  - 30"x60" roll in shower
  - 36"x36" walk in shower with 15" bench seat
8. Electric controls are to be rocker style (immediate feedback style if requested) and must be installed within individual buyers comfort zone.  
Electric outlets all to have ground-fault circuit interrupters and be installed within individual buyers comfort zone.

# Master Bath w/ Wet Room



## MASTER BATH WITH WET ROOM

1. Room must be a minimum of 7'6"X12"

2. Door must be 36" wide and open outward. It is to have a lever style doorknob and an easy to operate locking system. Pocket doors must have a threshold clearance of 36", "D" style doorknobs and easy to operate locks. Shower entry to be 36" wide.

3. Walls encircling the toilet and all wet room walls are to be sheathed in ¾" plywood.

4. Flooring must be non-slip tile.

5. Sink height from floor to top of basin to be 32".

Wall mounted and legged sinks must have all exposed plumbing wrapped or covered in insulation.

Vanity sink counter top is to be 24" deep and cabinet must have a knee recess that is a minimum of 32" wide. A plumbing shield (to prevent burns) is to be mounted to the inside of the cabinet and extend ¼" beyond the bottom of the pipes/drain. Shields can be made of vinyl covered plywood or of matching cabinet wood. Retractable doors can be installed. Any drawers or cupboards are to be designed so that they can be easily opened with one hand. "D" style pulls are to be used where needed.

Faucets are to be lever handled. Drain plug is to be large plunger style, or rubber plug on a chain type.

6. Toilet seat height (15" or 18") is to be determined by individual buyer.

Toilet is to have 30"x48" clear space on one side and in front. Individual buyer will specify if right or left side access is preferred.

Ample grab bars (buyer specifies) are to be installed within individual buyers comfort zone.

Toilet paper dispensers are to be installed within individual buyers comfort zone.

7. Wet room area:

There is to be a 1:5 slope to center for the drain.

Room tiled in non-slip tiles.

Built in seat 18" tall and a minimum of 20"x20".

Tub can be of tile or traditional fiberglass.

Room to have at least two hand-held showerheads.

Faucets to be lever handle types

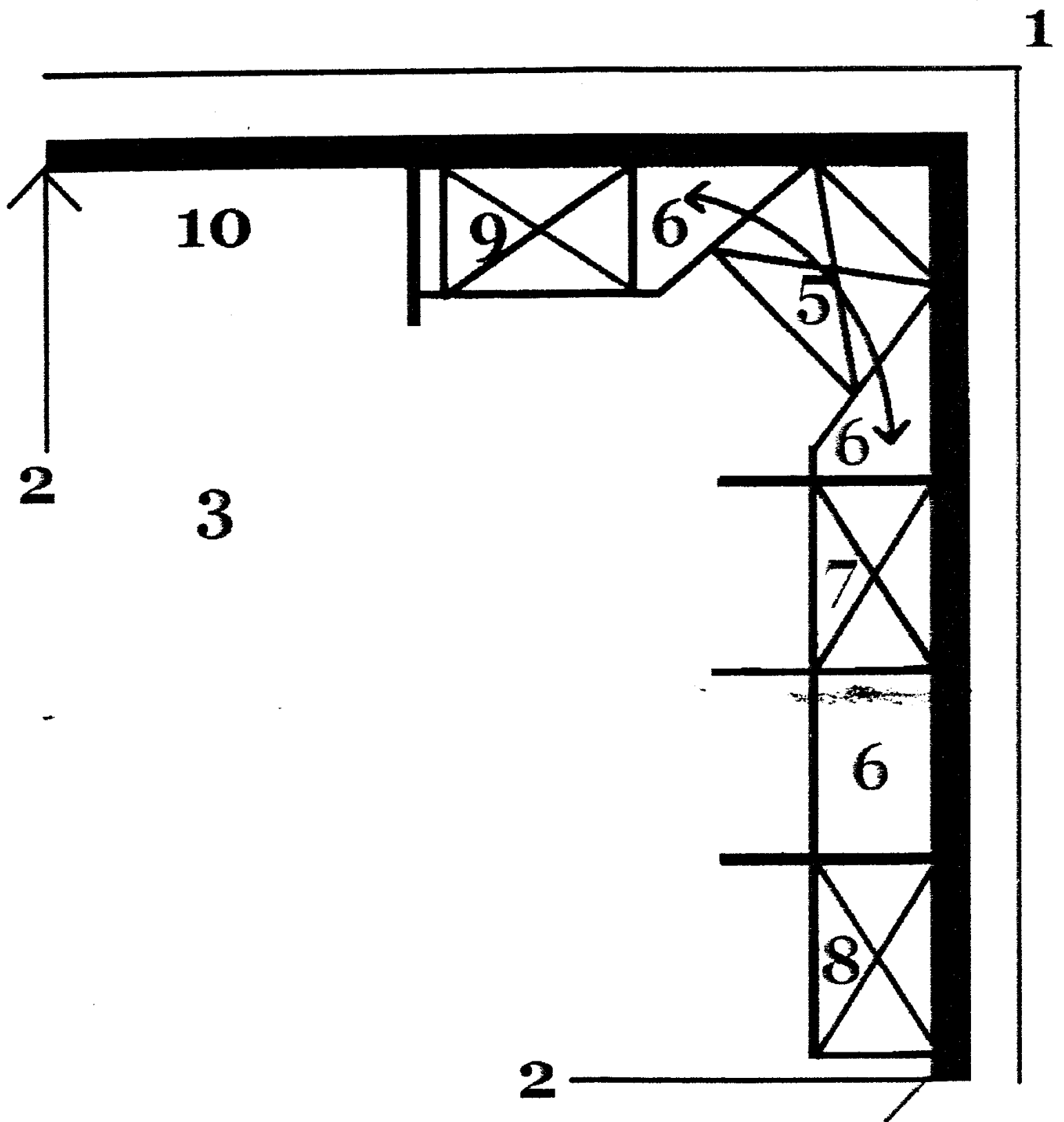
Ample grab bars (buyer specifies)

At least one heat lamp needed

8. Electric controls are to be rocker style (immediate feedback style if buyer requests) and to be installed within individual buyers comfort zone.

Electric outlets are all to have ground-fault circuit interrupters and be installed within individual buyers comfort zone.

# L-shaped Kitchen



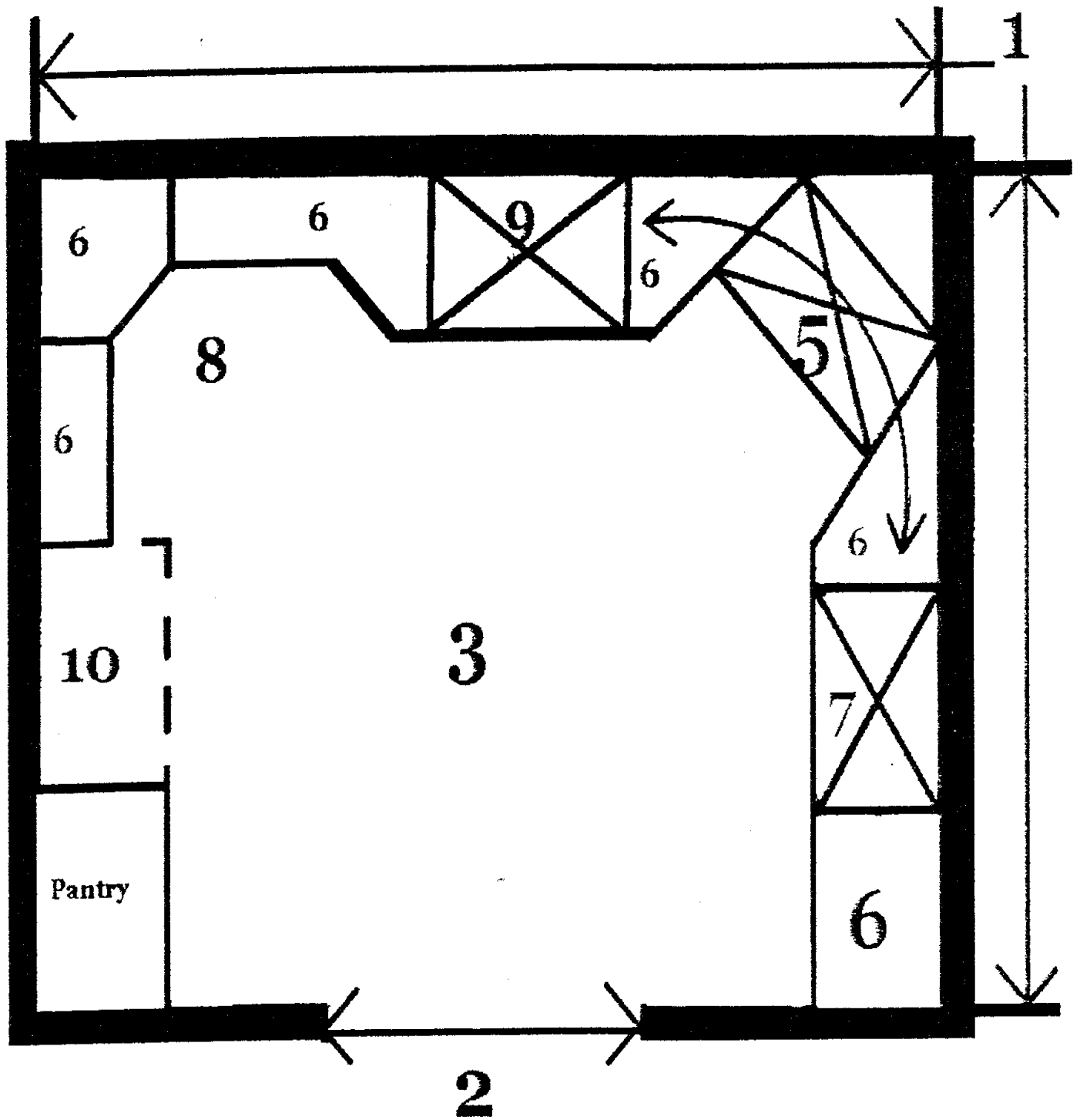


## L-SHAPED KITCHEN

Placement of workspaces/appliances should be so that they can be approached from the right, left or front. This is called neutral handedness and is essential to consider when designing the accessible kitchen.

1. Room is to be designed to have 30"x48" of clear space in front of appliances and work centers.
2. Entryways must be a minimum of 36" wide.  
Door to be a min. of 36" wide and open outward, it is to have lever style knobs and easy use locks.
3. Floor must be non-slip tile, linoleum or wood.
4. Electric Controls to be rocker style and installed within buyers comfort zone.  
Electric Outlets to have ground-fault circuit interrupters and be installed within buyers comfort zone.  
Buyer to be given options as to placement of small appliance outlets. Outlets can be placed on the wall under upper cabinets, on the underside of upper cabinets, or on the face of lower cabinets under counter. The later placement can be hazardous to small children, fold down covers or childproof sockets should be used.
5. Sink depth/style to be chosen by buyer. Traditional sinks are 7" to 8" deep however: 5" to 6 ½" deep sinks are easier to reach into. Drains/disposals are to be located to the rear.  
Faucet to be located 21" from the counters front edge and be the single handle with spray style.  
Sinks mounted with permanent wheelchair access must have a knee recess of 36" wide underneath. A plumbing shield (either vinyl-covered plywood or material that matches cabinetry) is to be mounted inside the recess and extend ¼" beyond the pipes, drains and garbage disposals.  
Adjustable height sinks must have a knee recess of 36" wide with retractable doors. Plumbing (except flexible pipe) to be wrapped or covered in insulation.
6. Counter top work centers should be placed on both sides of the sink, cooktop, stove and refrigerator.
7. Cook-top should have a smooth surface that lights up when burner is on. The controls should be logically placed and operate in the direction expected. Pull out shelves that each extend ½ the length of the cooktop, are to be mounted under cooktop whenever buyer requests wheelchair access.  
Range hoods and wall mounted vents should have their remote switches located under the counter or within the comfort zone of the buyer.
8. Ovens and microwaves should be side hinged, mounted within comfort zone, a pullout drawer provides a handy workspace for sitting workers.
9. Dishwashers to be placed within easy reach of sink. It should be a model with push button controls and have an easy to operate latch.
10. Refrigerators that are designed to set horizontally can fit in this space.

# U-shaped Kitchen



## **U-SHAPED KITCHEN**

Placement of workspaces/appliances should be so that they can be approached from the right, left or front. This is called neutral handedness and is essential to consider when designing the accessible kitchen.

1. Room is to be a minimum of 180sq. Ft. and be designed to have 30"x48" of clear space in front of appliances and work centers.

2. Entryways must be a minimum of 36" wide.

Door to be a minimum of 36" wide and open outward. It is to have lever style knobs and easy to operate locks. Pocket doors are to have "D" style knobs and large easy to operate knobs.

3. Floor must be non-slip tile, linoleum or wood.

4. Electric Controls to be rocker style and installed within buyers comfort zone.

Electric Outlets to have ground-fault circuit interrupters and be installed within buyers comfort zone.

5. Sink depth/style to be chosen by buyer. Traditional sinks are 7" to 8" deep however, 5" to 6 1/2" deep sinks are easier to reach into.

Drains/disposals are to be located to the rear.

Faucet to be located 21" from the counters front edge and be the single handle with spray style.

Sinks mounted with permanent wheelchair access must have a knee recess of 36" wide underneath. A plumbing shield (either vinyl-covered plywood or material that matches cabinetry) is to be mounted inside the recess and extend 1/4" beyond the pipes, drains and garbage disposals.

Adjustable height sinks must have a knee recess of 36" wide with retractable doors. Plumbing (except flexible pipe) to be wrapped or covered in insulation.

6. Counter top work centers (open underneath) should be placed on both sides of the sink, cooktop, stove and refrigerator.

7. Stove should have a smooth surface that lights up when burner is on. The controls should be logically placed and operate in the direction expected.

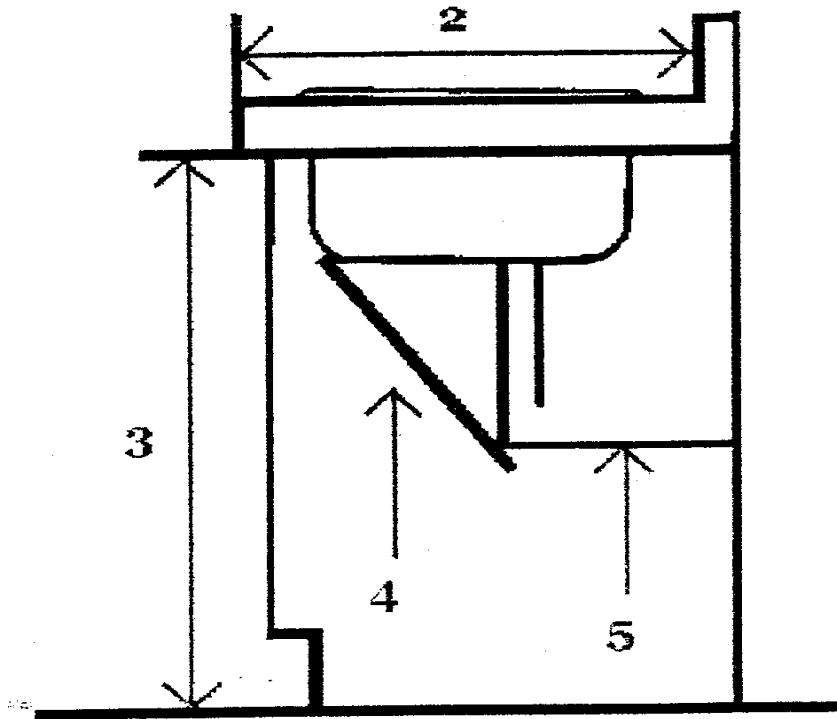
Range hoods and wall mounted vents should have their remote switches located under the counter or within the comfort zone of the buyer.

8. Shallow cabinets. Buyer to be given options as to placement of small appliance outlets. Outlets can be placed in the standard wall mount position, on the underside of the cupboards, or on the face of the lower cabinets under the counter. The later placement can be hazardous to small children so fold down covers or childproof sockets should be used.

9. Dishwashers to be placed within easy reach of sink. It should be a model with push button controls and have an easy to operate latch.

10. Refrigerators that are designed to horizontally can fit in this space with the pantry removed.

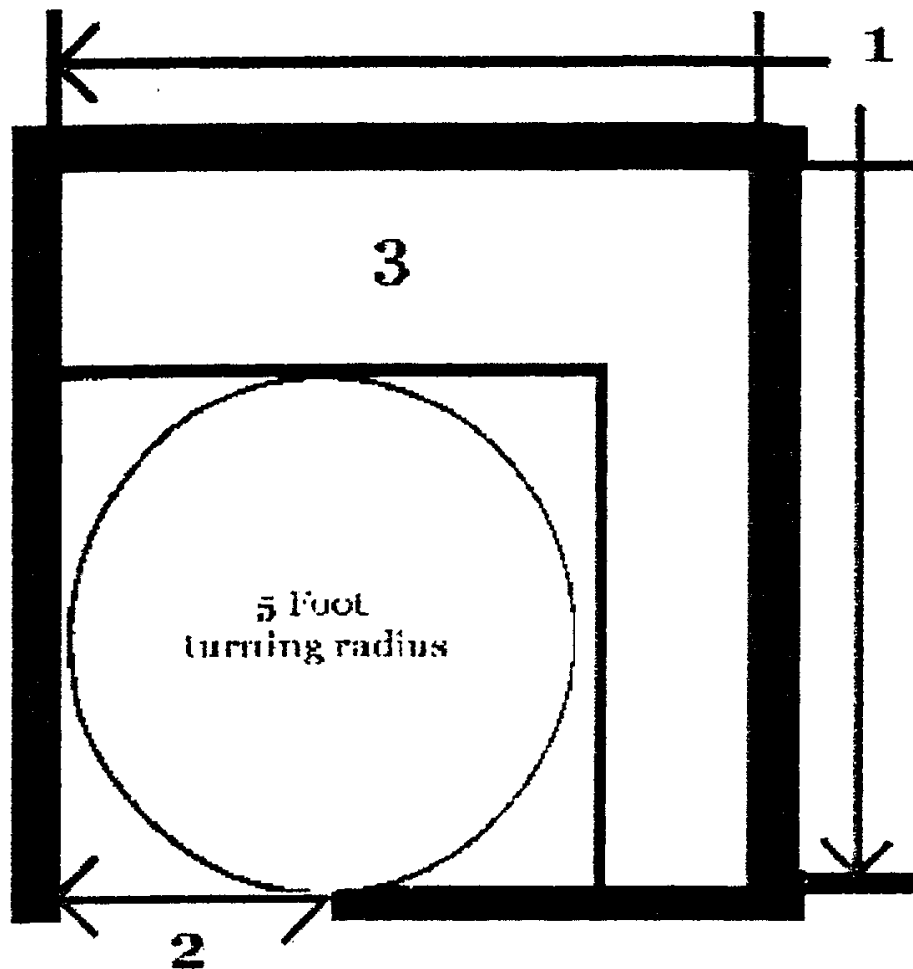
## Sink w/ Plumbing Guard



### SINK WITH PLUMBING GUARD

1. Sink must have a minimum of 32" wide knee recess to allow for roll in access.
2. Front of counter to back splash to be 24" deep.
3. Counter height options:
  - a. standard 36"
  - b. seated 32"
  - c. adjustable 36' to 32"
4. Plumbing guard is to be installed to underside of cabinet.
5. All plumbing to be 1/4" higher than end of plumbing guard.
6. Retractable cabinet doors can be installed.

# Roll-in Closet



## ROLL-IN-CLOSET

1. Room to be 6'x6'
2. Doorway to be 36" wide. Door knob to be lever type. "D" style knob to be used on pocket doors.
3. All shelves and rods to be installed within buyers comfort zone.
4. Manufactured storage systems can be incorporated into design to make all areas accessible.

S.D.H.

MEASURING

# **IMPLEMENTING THE SYSTEM – MEASURING**

Your sales staff right in the model can take all measurements that are needed to customize each house.

All accessible models will have our color- coded measuring aides installed at every area where measurement options are available.

Option cards are placed at every area where choosing an option is available.

These comfort zone measurements are then recorded, and initialed by your buyer on our comfort zone / fixture option form.

## **PRE-MEASURED AIDES ARE USED FOR:**

- Cook top height
- Counter depth
- Counter height
- Cupboards above the counters
- Electric controls
- Electric outlets
- Peepholes
- Sink height
- Toilet paper dispenser
- Thermostat height

## **DUEL OPTION CARDS ARE USED FOR:**

- Bathing systems
- Door bell
- Dishwasher placement
- Exhaust fan switch
- Garbage disposal switch
- Grab bars
- Mail box
- Oven opening
- Oven placement
- Right or left handedness
- Sink depth
- Small appliance outlets
- Toilet height

**ALL GRAB BARS AND HANDHOLDS ARE MEASURED FOR AND INSTALLED UPON FINAL WALK-THROUGH. THIS INSURES THE PROPER PLACEMENT AT EACH INDIVIDUAL BUYERS COMFORT ZONE.**

# COUNTERS/CUPBOARDS/SINKS

## COUNTER/SINK HEIGHT OPTIONS:

1. Standard - 36"
  2. Multiple use - 34" accommodates size, ability and handedness of all family members
  3. Seated - 32" with knee recess underneath cooktop, sink and some work areas.
- Measure from the floor up. Place BLUE dot at 32", RED dot at 34" and GREEN dot at 36".

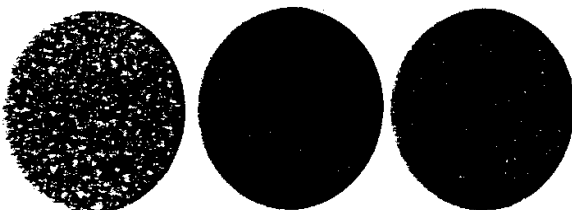
## COUNTER DEPTH OPTIONS:

1. Traditional - 24"
  2. Medium - 19"
  3. Shallow - 16"
- Measure from the back-splash outward. Place BLUE dot at 16", RED dot at 19" and GREEN dot at 24".

## WALL MOUNTED CUPBOARD OPTIONS:

1. Traditional - 18" above the counter
  2. Medium - 15" above the counter
  3. Short - 12" above the counter
- Measure from the countertop upward. Place BLUE dot at 12", RED dot at 15" and GREEN dot at 18".

All storage cabinets, cupboards, pantries and drawers should be frameless and open one handed. "D" style knobs to be used when needed. Adjustable and pullout shelves, Lazy Susans and vertical storage areas can be added for accessibility. Manufactured storage systems can be incorporated into any design (Rubbermaid /Closet Maid etc.).



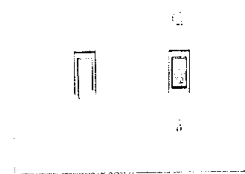
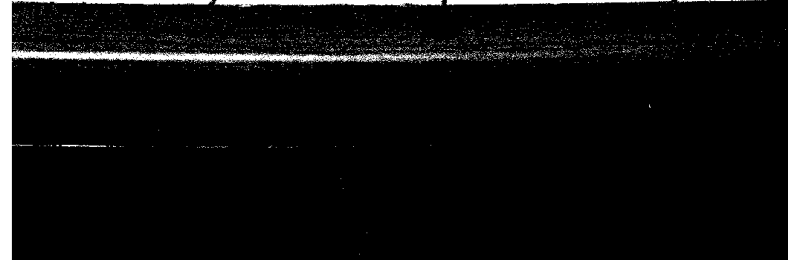
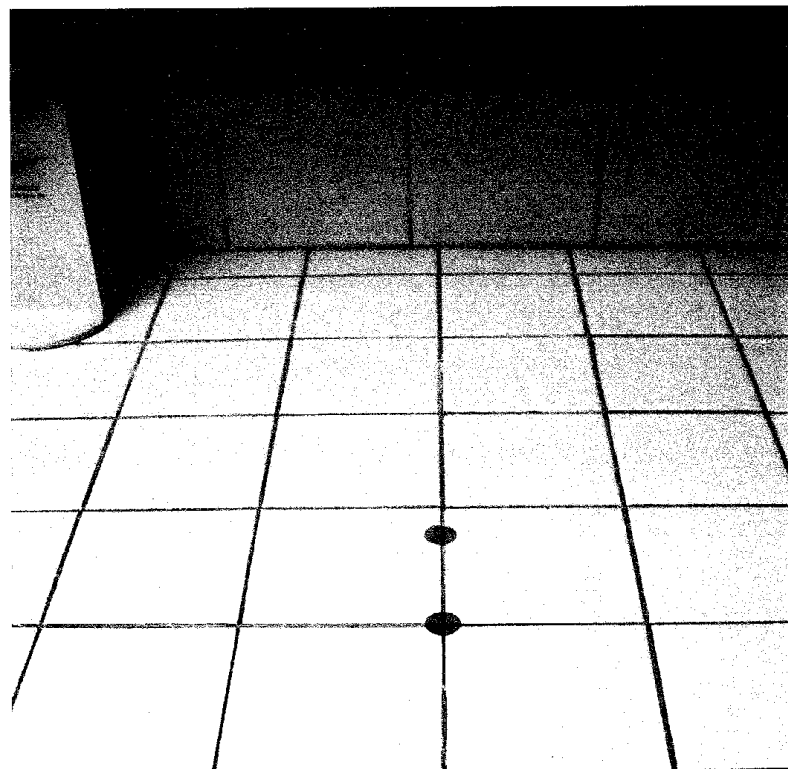


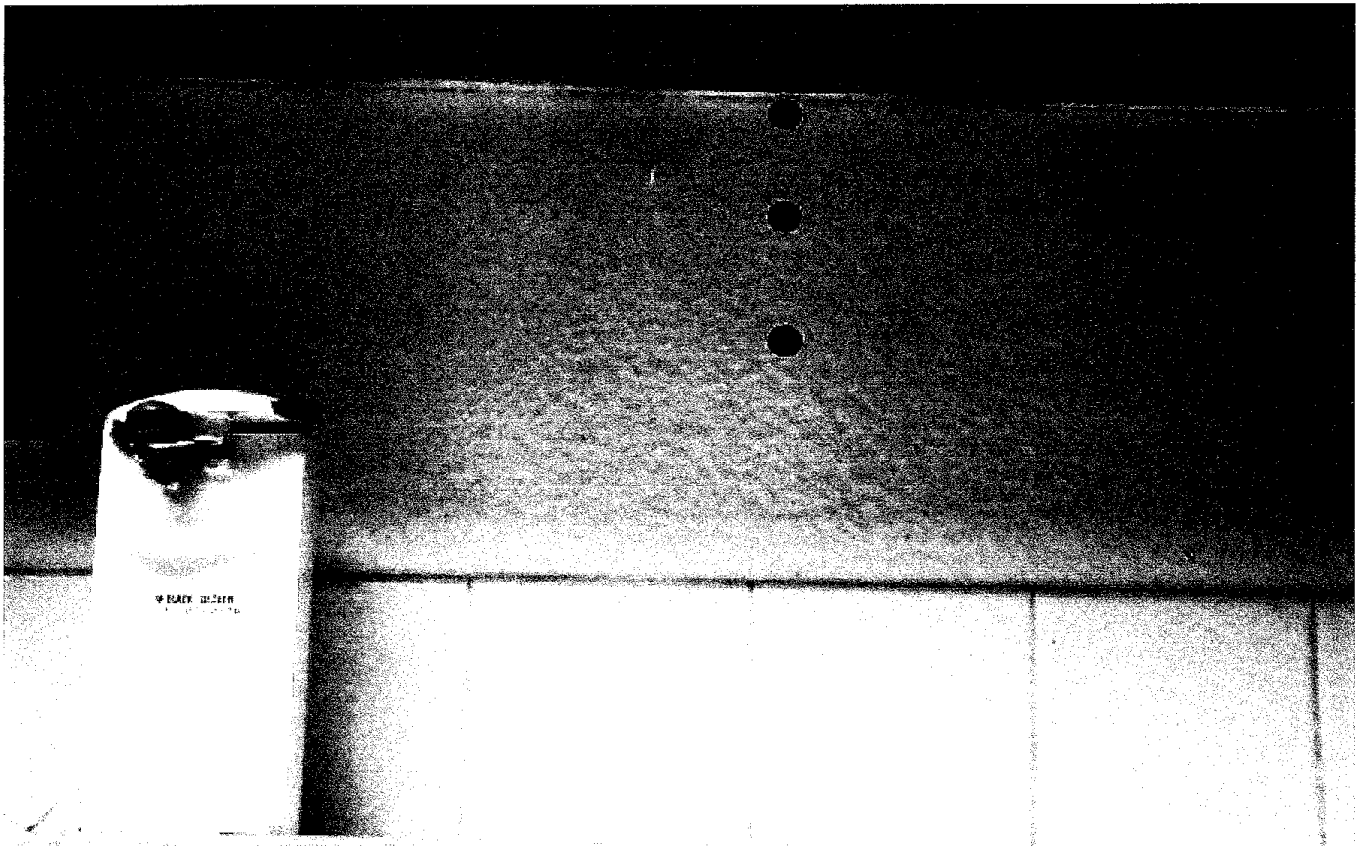
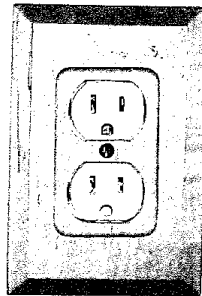
# IMPLIMENTING THE SYSTEM-FIXTURES

Your sales staff right in the model can show the customizing fixtures you are offering. Each model will have pictures/brochures of the fixtures and appliances you are offering placed right where they will be installed. Your salesperson marks their choice on our comfort zone / fixture option form and the buyer initials it.

## **FIXTURES OFFERED:**

Appliance placement (right or left handedness)  
Bathing systems (tubs and showers)  
Carbon monoxide detector  
Counter depth (16"-19"-standard 24")  
Counter height (32"-34"-standard 36")  
Cupboard height above counter (12"-15"- standard 18")  
Doorbell height (36" or standard height)  
Electric control heights (36"-42"-48")  
Electric outlet heights (18"-20"-22")  
Flooring (carpet, linoleum)  
Garbage disposal fan switch (standard placement or below 32")  
Grab bars/handholds (amount and style for each bathroom)  
Mail box height (36" or standard placement)  
Peephole height (40"-50"-60")  
Sink depth (standard or shallow)  
Sink height (32", adjustable, standard 36")  
Small appliance outlets (standard placement or below 32")  
Smoke detectors  
Stovetop exhaust fan switch (standard placement or below 32")  
Thermostat height (36"-42"-48")  
Toilet height (18" or standard 15")





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TOOLS

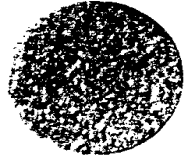
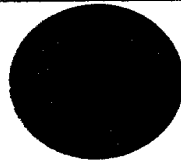
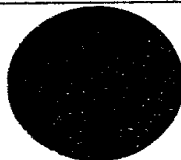
## CHECK OFF LIST

DOORBELL	standard	36"
ELECTRIC CONTROLS	48"      42"	36"
ELECTRIC OUTLETS	22"      20"	18"
MAIL BOX	standard	36"
PEEPHOLE	60"      50"	40"
THERMOSTAT	48"      42"	36"

## KITCHEN

KITCHEN

COOKTOP HEIGHT	36"	34"	32"
COOKTOP EXHAUST FAN	standard		below 32"
COUNTER DEPTH	24"	19"	16"
COUNTER HEIGHT	36"	34"	32"
CUPBOARD HEIGHT	18"	15"	12"
DISHWASHER HANDEDNES	right	left	
GARBAGE DISPOSAL SWITCH	standard		below 32"
OVEN HEIGHT	36"	34"	32"
OVEN HANDEDNESS	right	left	
SINK DEPTH	standard		shallow
SINK HEIGHT	36"	34"	32"
SMALL APPLIANCE OUTLETS	standard	under cupboards	front of cabinets



## GUEST BATHROOM

TOILET HEIGHT	standard	18"		
TOILET HANDEDNESS	right	left		
T.P. DISPENSER	40"	35"	30"	right/left
GRAB BAR #1	style _____ placement _____			
GRAB BAR #2	style _____ placement _____			
SINK	standard	chair access		

## STANDARD BATHROOM

TOILET HEIGHT	standard	18"		
GRAB BAR #1	style _____ placement _____			
GRAB BAR #2	style _____ placement _____			
T.P. DISPENSER	40"	35"	30"	right/left
SINK	standard	chair access		
BATHING SYSTEM	tub	18" deep tub	roll-in shower	
HANDHOLD #1	style _____ placement _____			
HANDHOLD #2	style _____ placement _____			

# WET ROOM

TOILET HEIGHT

standard

18"

TOILET HANDEDNESS

right

left

GRAB BAR #1

style \_\_\_\_\_

placement \_\_\_\_\_

GRAB BAR #2

style \_\_\_\_\_

placement \_\_\_\_\_

T.P. DISPENSER

40"

35"

30"

right/left

SINK

standard

chair access

HANDHOLD #1

style \_\_\_\_\_

placement \_\_\_\_\_

HANDHOLD #2

style \_\_\_\_\_

placement \_\_\_\_\_

HANDHOLD #3

style \_\_\_\_\_

placement \_\_\_\_\_

HANDHOLD #4

style \_\_\_\_\_

placement \_\_\_\_\_

# MASTER BATHROOM

TOILET HEIGHT	standard	18"
---------------	----------	-----

TOILET HANDEDNESS	right	left
-------------------	-------	------

GRAB BAR #1	style _____ placement _____
-------------	--------------------------------

GRAB BAR #2	style _____ placement _____
-------------	--------------------------------

T.P.DISPENSER	40"	35"	30"	right/left
---------------	-----	-----	-----	------------

SINK #1	standard	chair access
---------	----------	--------------

SINK #2	standard	chair access
---------	----------	--------------

BATHING SYSTEM	tub	18" deep tub	roll-in shower
----------------	-----	--------------	----------------

HANDHOLD #1	style _____ placement _____
-------------	--------------------------------

HANDHOLD #2	style _____ placement _____
-------------	--------------------------------

WALK IN SHOWER	standard	with seat
----------------	----------	-----------

HANDHOLD #1	style _____ placement _____
-------------	--------------------------------

HANDHOLD #2	style _____ placement _____
-------------	--------------------------------



# MASTER BATHROOM WITH WET ROOM

TOILET HEIGHT	standard	18"
---------------	----------	-----

TOILET HANDEDNESS	right	left
-------------------	-------	------

GRAB BAR #1	style _____
	placement _____

GRAB BAR #2	style _____
	placement _____

T.P. DISPENSER	40"	35"	30"	right/left
----------------	-----	-----	-----	------------

SINK	standard	chair access
------	----------	--------------

TUB	tub	tiled tub	18" deep tub
-----	-----	-----------	--------------

HANDHOLD #1	style _____
	placement _____

HANDHOLD #2	style _____
	placement _____

HANDHOLD #3	style _____
	placement _____

HANDHOLD #4	style _____
	placement _____

# Personalized Option Cards

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## Bathing System

(30 inches x 60 inches)

**Standard tub**

**Deep tub**  
(18 inches) with seat

**Roll-in shower**

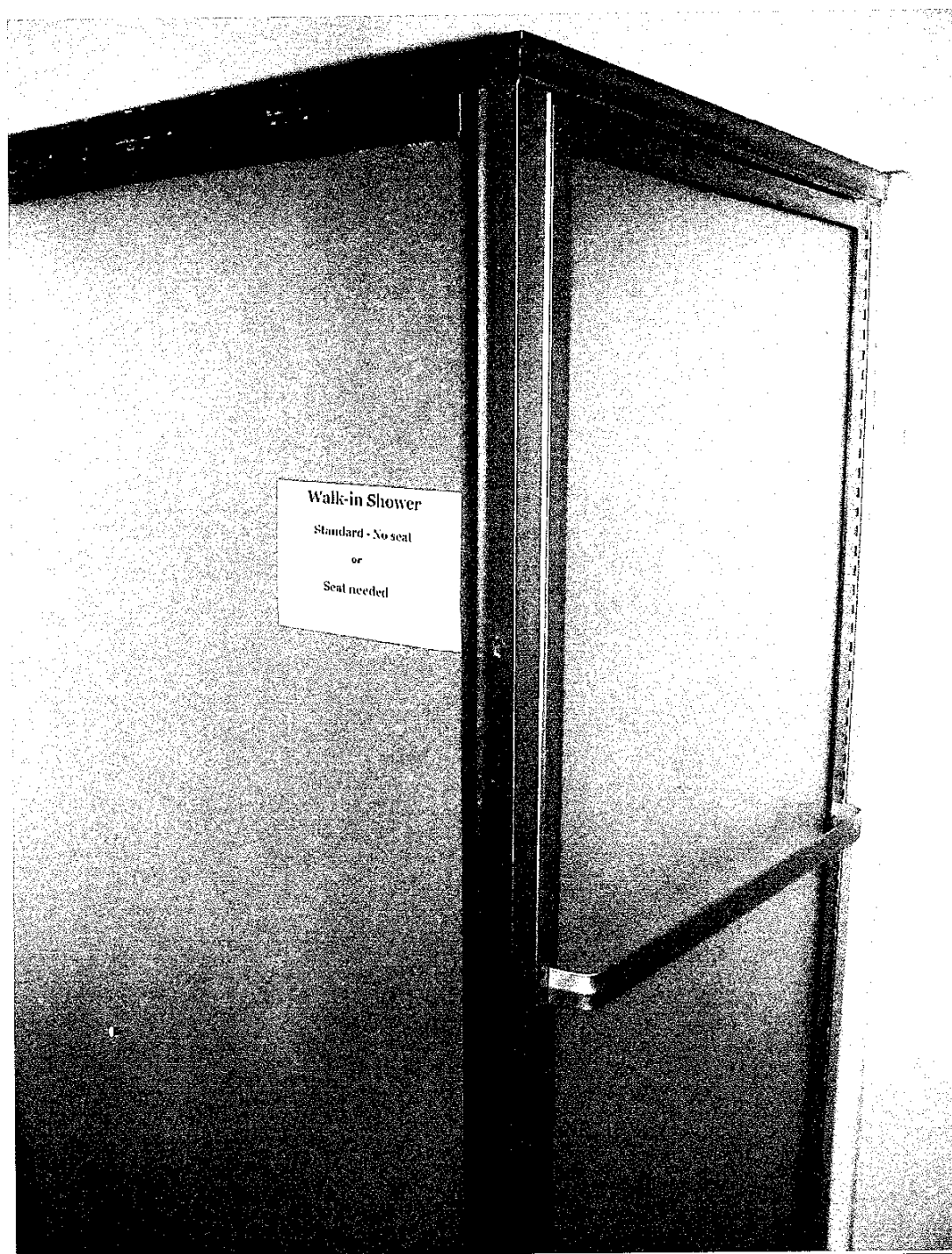


# Walk-in Shower

**Standard - no seat**

**or**

**Seat needed**



# Tub in wet room

Standard fiberglass

Tiled

**Fiberglass**  
**18 inches deep with seat**



# **NEW HOME DEVELOPERS THE MODEL**

It is our hope that all your models will include at least 36" wide doors, 40" hallways and stairways that are 48" wide, and 36"x36" landings at the top and bottom of stairways. This will enable you to offer the physically challenged buyer all the home styles/price ranges you offer all buyers. Successful implementation of the new home developer system is as simple as building one model home in each development following these guidelines.

## **SITE/FOUNDATION:**

Contours of the site allow all entrances to be at the same level as the driveway.

## **WALKWAYS:**

All walkways are to be a minimum of 5' wide, with flat, smooth and firm surfaces.

## **GARAGE:**

There should be an electric door with 9' height clearance to accommodate van.

Interior measurements to account for 5' clearance on each side of vehicles for chair lifts.

## **ENTRYWAYS:**

Walkway is to extend a minimum of 25" beyond latch side of door.

Thresholds are to be flush and a minimum of 3' wide.

## **DOORS/HARDWARE:**

All doors are to have flush thresholds and must be 36" or wider with an 18" clearance on the latch side.

Doorknobs are all to be lever handle type.

Locks must be easily operated with one hand.

## **FLOORS/CARPET:**

Floors are to have smooth hard finishes (wood, linoleum).

Carpet is to be firm.

Tile is to be non-slip.

## **ELECTRICAL:**

Service panels must be located in a prominent accessible area.

All controls are to be rocker type.

Thermostats, Outlets and Controls to be accessible and within comfort zone (18" to 48").

## **GAS:**



Access to meter for emergency shut off is a must.

### **BATHROOMS:**

Walls are to be sheathed in  $\frac{3}{4}$ " plywood.

Sinks mounted to walls or vanity styles are to have knee recesses that is a minimum of 32" wide and have either covers on pipes or plumbing shields.

Faucets must be lever-handle style.

Toilet is to have 18" seat height.

Cabinets are to be accessible, frameless and have doors that easily open with one hand.

Toilet paper dispenser height is to be determined by buyer.

Ample grab bars (amount and style to be determined by individual buyer) are to be installed within individual buyers comfort zone.

### **KITCHENS:**

Counters, workspaces and all appliances should be accessible.

Cabinets should be accessible and frameless with "D" style pulls.

Cook tops need smooth surfaces with staggered burners and controls that are easy to operate.

Sink is to be adjustable to heights of 36", 34" and 32" with drains and disposals in the rear. Knee recesses are to be a minimum of 32" wide and have plumbing shields.

Faucets are to have lever style handles and retractable hose sprays.

### **HALLWAYS:**

A width of 40" is required

### **STAIRWAY:**

Should be at least 48" wide with handrails on both sides.

The landings at both the top and bottom should be no smaller than 36"x36".

# Toilet Seat Height

**Standard 15-inches**

**or**

**18-inches**



# Toilet paper dispenser

Please install on the:

Right or Left





# Toilet

Right side access

or

Left side access

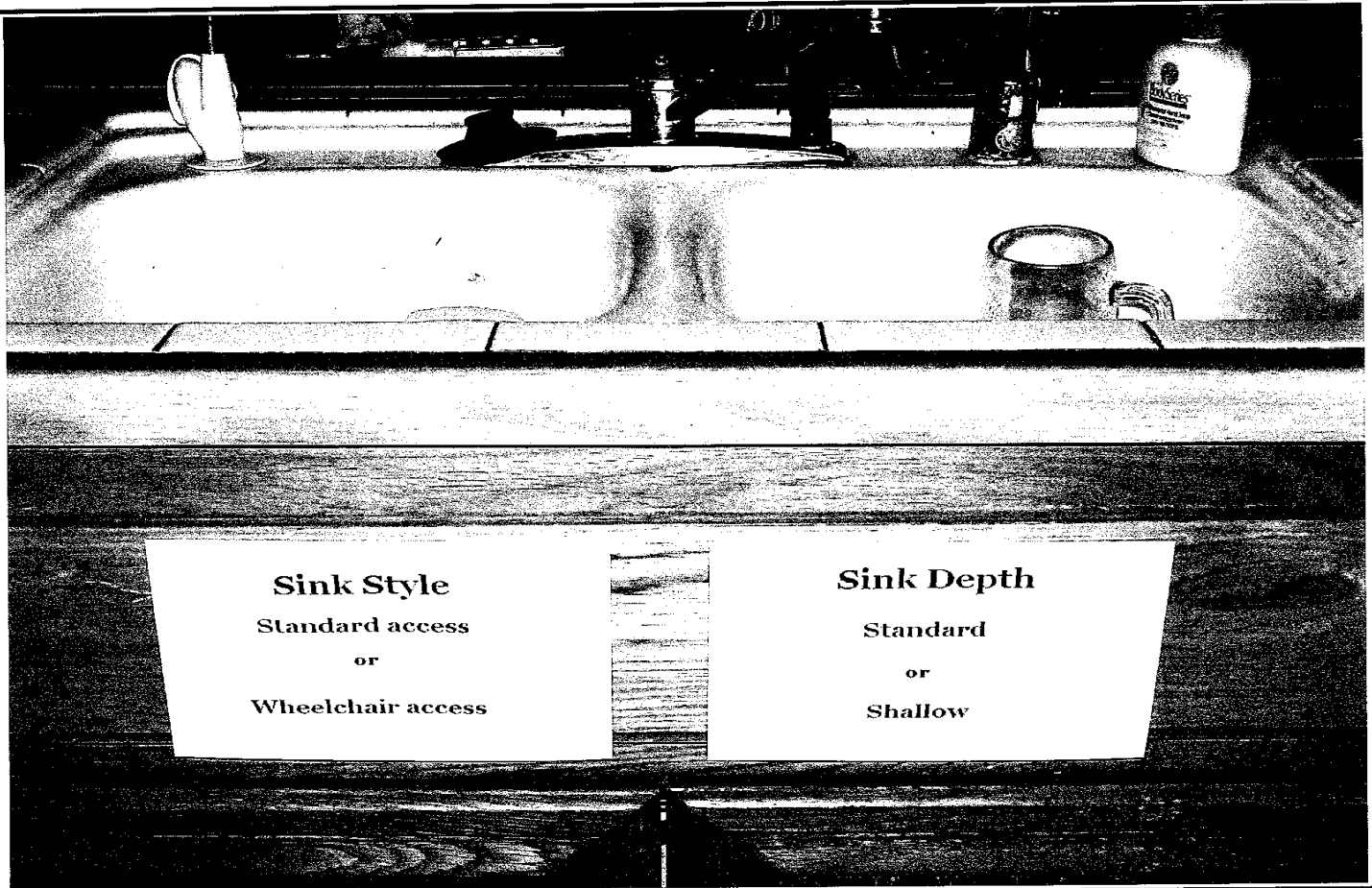


# Sink Depth

Standard

or

Shallow



# Sink Style

Standard access

or

Wheelchair access

# Oven

Right

or

Left

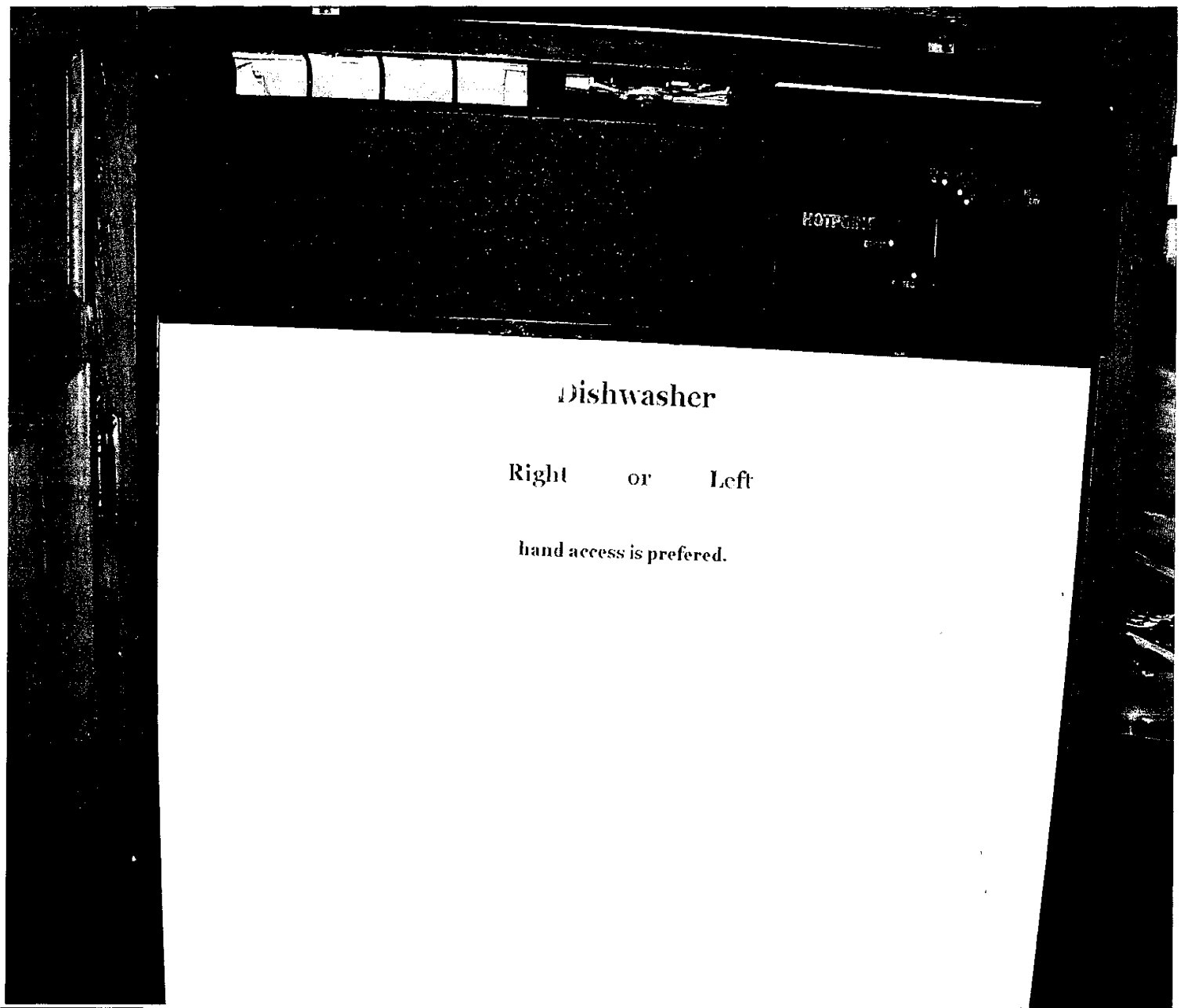
**hand access is preferred.**



# Dishwasher

Right or Left

hand access is preferred.

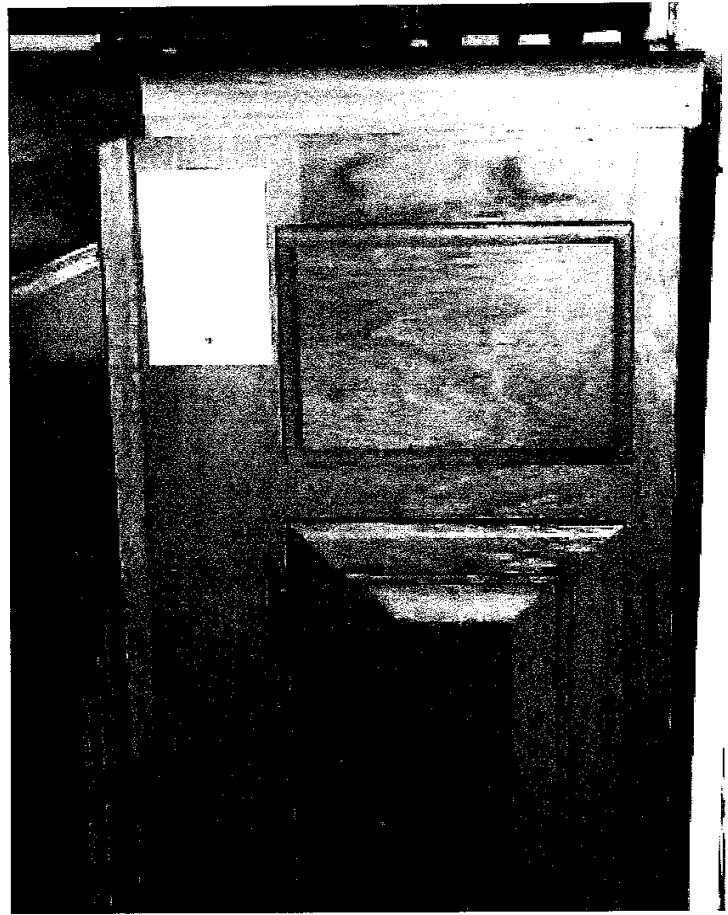
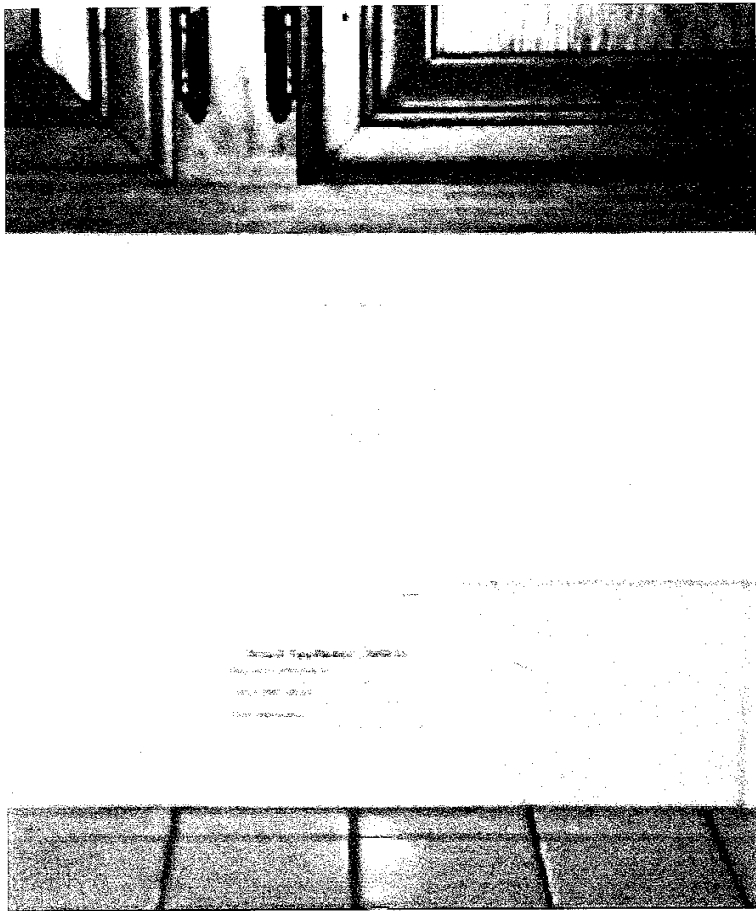


# **Cook-top exhaust fan switch**

**Standard placement**

**or**

**Below 32 inches**



# **Garbage Disposal Switch**

**Standard placement**

**or**

**Below 32 inches**

# Small Appliance Outlets

## Standard placement -

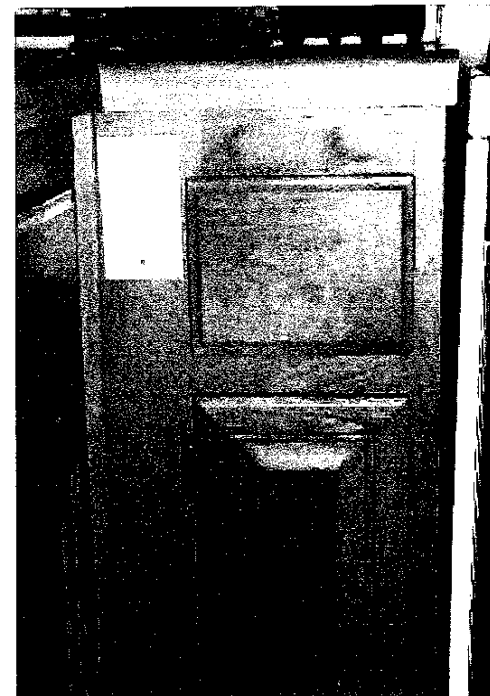
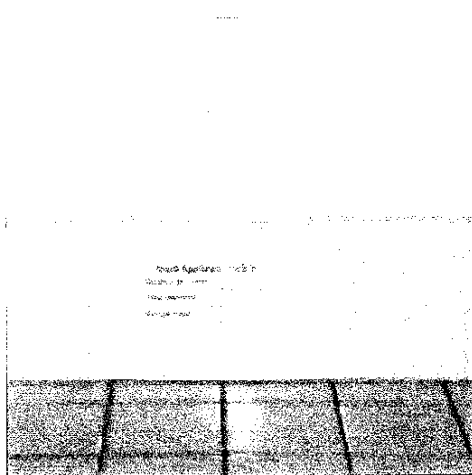
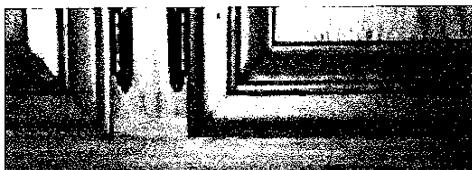
Centered between cabinet and counter

## Under cupboard -

Mounted under cupboard near front

## Face placement -

Mounted on face of cabinet (below 32 inches)

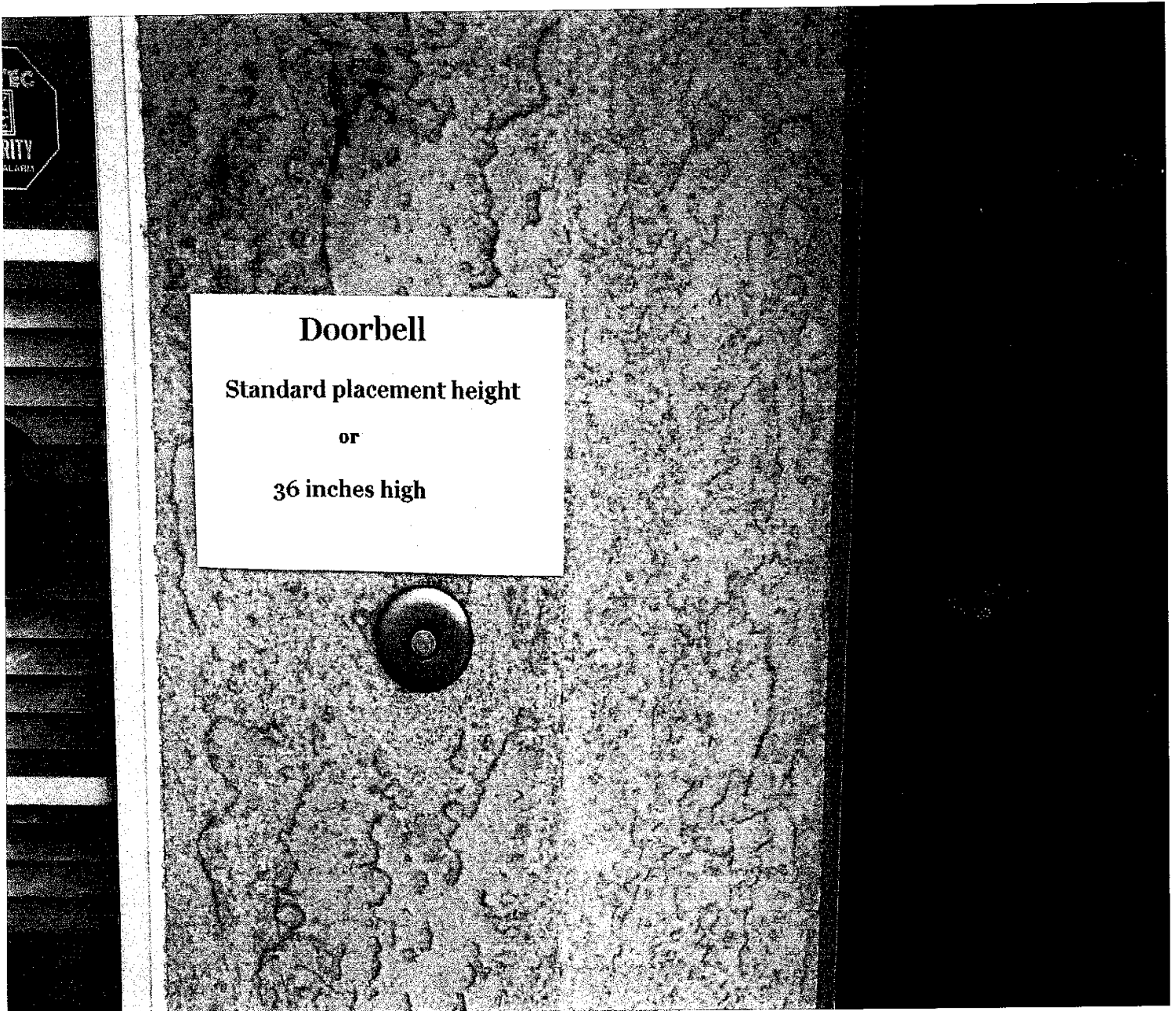


# Doorbell

Standard placement height

or

36 inches high

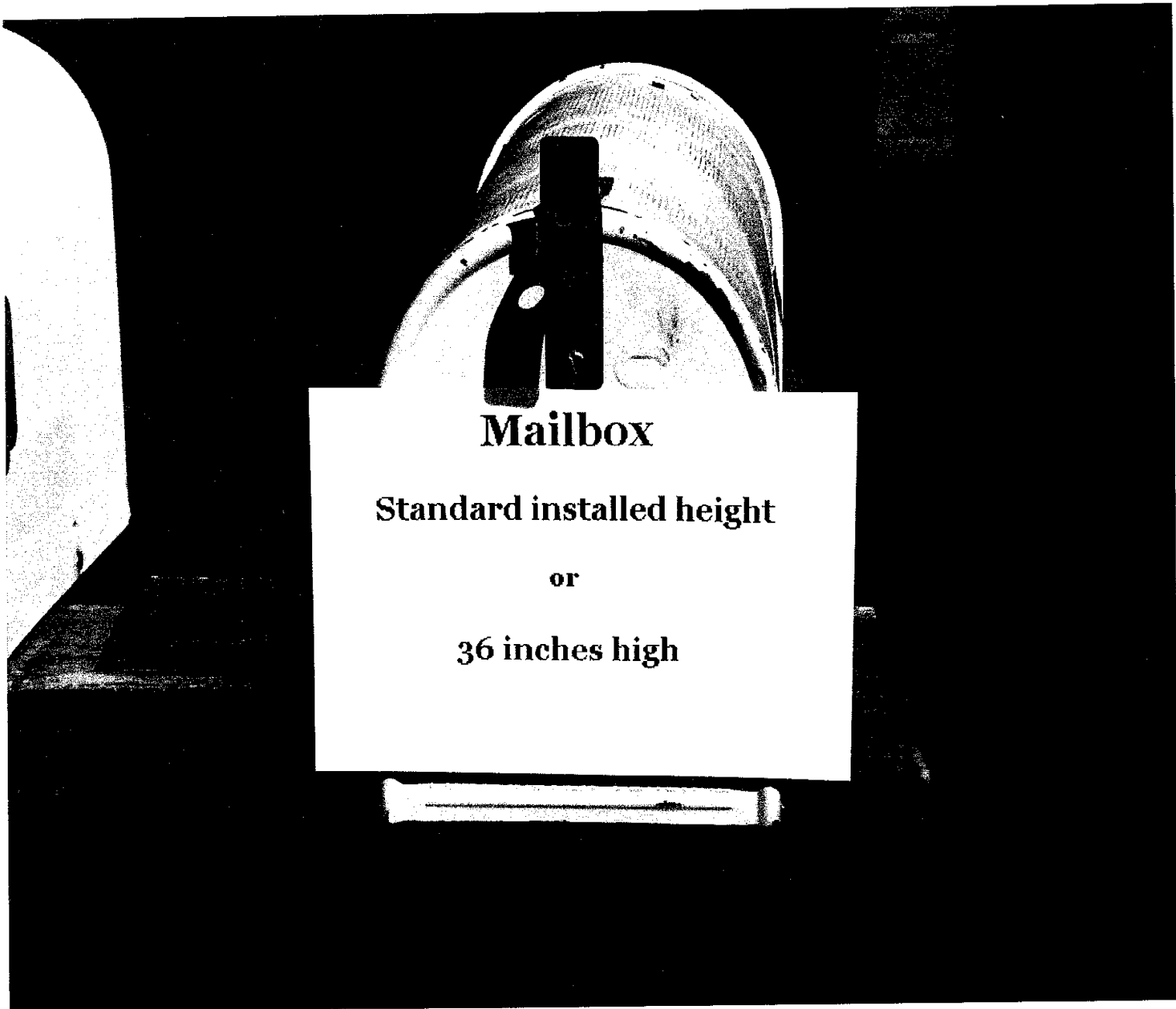


# Mailbox

Standard installed height

or

36 inches high



## Mailbox

Standard installed height

or

36 inches high



S.D.H.

UPGRADES

# IMPLEMENTING THE SYSTEM---UPGRADES

Your sales staff right in the model can show the homebuyer the specialized features that you are offering. Some manufactures of household accessories cater to the demands of people with permanent physical limitations. By offering products you can build into your development, that go beyond the fundamental basic needs of the physically challenged, you can help buyers improve their living environment with a greater range of choices.

**You can offer any or all of these features to your buyers. All highlighted features are ones we recommend you always offer.**

1. Alarm systems- acoustic and visual warnings
2. Appliances- adjustable cook-tops, horizontal refrigerators
3. Bath lifts-ceiling and floor mounted styles
4. **Bathing systems-tubs and showers with specialized options**
5. **Bidets and toilets with push button, infrared faucets**
6. Braille appliances and fixtures
7. **Cabinet systems-Rubbermaid and Closet Maid manufactured systems**
8. Carbon monoxide detectors installed throughout the home
9. **Closet systems-Rubbermaid and Closet Maid manufactured systems**
10. Communication systems-phone and computer linked monitors, intercoms
11. **Digital display temperature gages on faucets and water heaters**
12. Electrical control systems for appliances, doors and windows
13. **Electric outlets for medical equipment in bedrooms and bathrooms**
14. Emergency alert systems with panic stations in any room
15. **Faucets with infrared, push button and anti scald features**
16. **Flooring-hardwoods and tiles**
17. **Garage pass-through to interior of house for packages**
18. **Hearing impaired doorbell, smoke/carbon monoxide detector**
19. Intercom systems inside and/or outside
20. **Keyless entry (remote controlled or touch pad)**
21. Laundry counters/poles within comfort zone and built in ironing boards
22. **Mirrors mounted on an angle for sit down viewing**
23. **Motion sensors on outside lights**
24. **Pet doors (seeing eye dog entrance)**
25. Pocket doors
26. **Pull-out shelving on any or all cupboards**
27. Security systems with video monitors/motion sensors
28. Sprinkler system on electric timers
29. **Vision impaired thermostat/electric switches**
30. Video intercom
31. Voice controlled electronics
32. Window treatments with remote controls
33. Windows with electric opening/closing devices

SDH

HOUSING

PROFESSIONALS

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